151.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	828,100 / 828,100
					USE VALUE:	828,100 / 828,100
					ASSESSED:	828,100 / 828,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
342		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WRIGHT KEITH & AMANDA
Owner 2:	
Owner 3:	
Street 1:	342 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PETRILLO ALAN E/KRISTIN A -
Owner 2:	-
Street 1:	342 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,426 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1773 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4426.000	381,900	4,000	442,200	828,100
Total Card	0.102	381,900	4,000	442,200	828,100
Total Parcel	0.102	381,900	4,000	442,200	828,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.00 | /Parcel: 467.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	100447
GIS Ref	
GIS Ref	
Insp Date	11/18/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0004-0011.0 !11883!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,000	4000	4,426.	442,200	828,200	828,200	Year End Roll	12/18/2019
2019	101	FV	290,800	4000	4,426.	414,600	709,400	709,400	Year End Roll	1/3/2019
2018	101	FV	290,800	4000	4,426.	342,700	637,500	637,500	Year End Roll	12/20/2017
2017	101	FV	290,800	4000	4,426.	315,100	609,900	609,900	Year End Roll	1/3/2017
2016	101	FV	290,800	4000	4,426.	287,400	582,200	582,200	Year End	1/4/2016
2015	101	FV	279,200	4000	4,426.	281,900	565,100	565,100	Year End Roll	12/11/2014
2014	101	FV	279,200	4000	4,426.	262,000	545,200	545,200	Year End Roll	12/16/2013
2013	101	FV	240,700	4000	4,426.	249,300	494,000	494,000		12/13/2012

PRINT

Date	Time
12/11/20	02:00:52

LAST REV

Date	Time
01/25/18	18:38:53
apro	
11883	

USER DEFINED

Prior Id # 1:	100447
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETRILLO ALAN E	59649-227		7/31/2012		622,500	No	No		
ASH PETER F--ET	48095-80		8/31/2006		527,000	No	No		
ASH PETER/ETAL	23010-335		3/24/1993		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2017	447	Addition	118,000	O				add 2nd fl -mstr b
1/24/2013	106	Manual	2,300	C				
8/14/2002	672	Porch	12,000	C				REBUILD PORCH FOR

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2013	Info Fm Prmt	EMK	Ellen K
11/18/2008	Meas/Inspect	163	PATRIOT
12/13/2006	MLS	MM	Mary M
1/6/2000	Inspected	264	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	263	PATRIOT
7/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4426		Sq. Ft.	Site		0	80.	1.25	9									442,225						442,200	

Total AC/HA: 0.10161 | Total SF/SM: 4426 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 442,225 | Spl Credit | Total: 442,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29935062
Const Adj.:	0.98000199
Adj $ / SQ:	159.171
Other Features:	89450
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400336
Depreciation:	18415
Depreciated Total:	381921

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

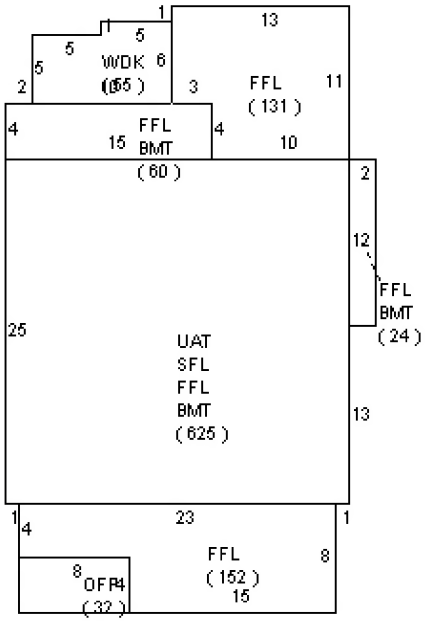
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	159.17
Special Features:	0	Val/Su Net:	148.66
Final Total:	381900	Val/Su SzAd	236.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	992	159.170	157,897
BMT	Basement	709	47.750	33,856
SFL	Second Floor	625	159.170	99,482
UAT	Upper Attic	156	111.420	17,409
WDK	Deck	55	15.680	862
OFP	Open Porch	32	43.120	1,380

Net Sketched Area:	2,569			Total:	310,886
Size Ad	1617	Gross Are	3038	FinArea	1773

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1927	23.93	T	40	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:	Total: 4,000